



# City of NORFOLK

C: Dir., Department of City Planning

To the Honorable Council  
City of Norfolk, Virginia

January 27, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Rezoning from R-7 to Conditional R-8 to create two single-family lots – Kevin Hubbard**

Reviewed:

Ronald H. Williams, Jr., Deputy City  
Manager

Ward/Superward: 3/7

Approved:

Marcus D. Jones, City Manager

Item Number:

PH-2

- I. **Staff Recommendation:** **Approval**, given the proffered conditions which will ensure appropriate development and the consistency with *plaNorfolk2030*.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Conditional Change of Zoning from R-7 (Single-Family) to R-8 (Single-Family) in order to permit a resubdivision of a 106 foot wide lot into two 53 foot wide lots.
- IV. **Applicant:** Kevin Hubbard – 980 Widgeon Road
- V. **Description**
  - This request would allow for the resubdivision of an existing lot into two single-family lots of equal width (53 feet), in order to accommodate the development of two new single-family homes.
  - The applicant has also proffered that the two proposed homes will go through the City's narrow lot design process, to ensure the new homes will conform to the existing character of the neighborhood, in order to minimize any potential design incompatibility.
    - The proffer accomplishes this by requiring a zoning certificate for the proposed design of each home, to be granted by the City's Senior Design and Rehabilitation Consultant prior to the issuance of any building permits.

Staff point of contact: Matthew Simons at 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

**Attachments:**

- Staff Report to CPC dated December 11, 2014 with attachments
- Proponents and Opponents
- Ordinance



# City of NORFOLK

To the City Planning Commission  
City of Norfolk, Virginia

December 11, 2014

From: Matthew Simons, CFM *M. S.*  
City Planner II

**Subject:** Change of zoning from R-7  
(Single-Family) to conditional R-8  
(Single-Family) on property located  
at 980 Widgeon Road – **Kevin  
Hubbard**

Reviewed: Leonard M. Newcomb III, CFM, *L. M. N. III*  
Land Use Services Manager

**Ward/Superward:** 3/7

Approved: *[Signature]*  
George M. Homewood, AICP, CFM  
Planning Director

**Item Number:** 4

**I. Recommendation:**

Staff recommends approval, given the proffered conditions which will ensure appropriate development and the consistency with *plaNorfolk2030*.

**II. Applicant:** Kevin Hubbard

**III. Description:**

This request would allow the subdivision of an existing lot into two single-family lots of equal width (53 feet).

**IV. Analysis**

The property is located in the 900 block of Widgeon Road within the Coronado/Inglenook neighborhood.

Plan Analysis

- *plaNorfolk2030* identifies this site as single family traditional.
  - The identifying land use strategies chapter of *plaNorfolk2030* identifies the single family traditional land use category as a location for single family detached development characterized by houses set back a moderate distance from the street with driveways leading to rear garages on lots of 50 to 70 feet wide and approximately 4,000 to 7,500 square feet.
- Given that it would permit two single family lots of 50 feet in width and greater than 5,000 square feet in area, the proposed rezoning is consistent with *plaNorfolk2030*.

### Zoning Analysis

- The site is within the Coronado/Inglenook neighborhood, an area developed with single-family homes.
- The existing lot-pattern in the neighborhood ranges between 50-70 feet in lot width and between 5,000 square feet and at least 10,000 square feet in lot area.
- Since there are several existing lots in the vicinity with a lot width less than 60 feet, the proposal will not introduce a new lot-pattern into the neighborhood.
  - The zoning district directly opposite from this lot is R-8, which permits 50 foot wide lots.
  - Both proposed lots will back up directly up against the interstate sound wall.
- The applicant has proffered that the existing lot will be subdivided in accordance with the attached conceptual site plan, thus creating two lots of equal lot width – each exactly 53.19 feet wide.
- The applicant has also proffered that the two proposed homes will go through the City's narrow lot design process, to ensure the new homes will conform to the existing character of the neighborhood, in order to minimize any potential design incompatibility.
  - The proffer accomplishes this by requiring a zoning certificate for the proposed design of each home, to be granted by the City's Senior Design and Rehabilitation Consultant prior to the issuance of any building permits.
    - The zoning certificate will verify that the design of each home will be consistent with the prevailing pattern in the neighborhood with respect to the footing, massing, scale, appearance, fenestration, roof lines and other exterior elements.
- Given the proffered conditions regulating the lot size and the design of the proposed homes, and since the proposed lot sizes are consistent with several other existing lots in the immediate vicinity, the proposed rezoning will not introduce any adverse impacts to the neighborhood.

### Traffic Analysis

Institute of Transportation Engineers (ITE) figures estimate that the construction of one additional single family home on this site will generate 10 new vehicle trips per day.

## **V. Financial Impact**

The property owner is current on taxes.

## **VI. Environmental**

- The home that appears on the aerial map of the site has recently been demolished – December 2014.
- Proffering of the design process will ensure that the proposed new homes will be consistent with the prevailing pattern in the neighborhood.

**VII. Community Outreach/Notification**

- Legal notice was posted on the property on November 4.
- Letter was sent to the Coronado/Inglenook Civic League on November 24.
- Letters were mailed to all property owners within 300 feet of the property on November 26.
- Legal notification was placed in *The Virginian-Pilot* on November 27 and December 4.

**VIII. Coordination/Outreach**

This letter has been coordinated with the Department of City Planning and the City Attorney's Office.

**Supporting Material from the Department of City Planning:**

- Proffered Conditions
- Location Map
- Zoning Map
- Application
- Conceptual Site Plan – preliminary resubdivision plat
- Letter to Coronado/Inglenook Civic League

## **Proponents and Opponents**

### **Proponents**

Charles Schmitt – Property Owner of the site  
2505 Broad Bay Road  
Virginia Beach, VA 23451

Garzie West – Coronado/Inglenook civic league, president  
928 Widgeon Road  
Norfolk, VA 23513

Jacqueline Roberts – Coronado/Inglenook civic league, vice-president  
955 Wolcott Avenue  
Norfolk, VA 23513

Cora E. Freeman  
955 Wolcott Avenue  
Norfolk, VA 23513

### **Opponents**

None

Form and Correctness Approved: 

Contents Approved: 

By   
Office of the City Attorney

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 980 WIDGEON ROAD FROM R-7 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO CONDITIONAL R-8 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 980 Widgeon Road is hereby rezoned from R-7 (Single-Family Residential) to conditional R-8 (Single-Family Residential) District. The property is more fully described as follows:

Property fronting 106 feet, more or less, along the northern line of Widgeon Road, beginning 100 feet, more or less, from the western line of Partridge Street and running westwardly; premises numbered 980 Widgeon Road.

Section 2:- That the properties rezoned by this ordinance shall be subject to the following conditions:

- (a) The site shall be subdivided in accordance with the conceptual site plan entitled "Lot A as shown on plat as part of site 18 plat showing subdivision of property owned by John M. Widgeon & Others," prepared by Michael Murphy Land Surveying, dated October 11, 2014, attached hereto and marked as Exhibit A."
- (b) No building permit shall be issued until a zoning certificate has been granted by the Department of City Planning, which verifies that the proposed single dwelling to be built on the parcel is consistent with the prevailing pattern in the neighborhood with respect to the footing, massing, scale, appearance, fenestration, roof lines and other exterior elements.

Section 3:- That the official Zoning Map for the City of

Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (1 page)



## PROJECT NARRATIVE:

THIS PROPERTY IS LOCATED AT 980 WIDGEON ROAD. THE PROPERTY IS CURRENTLY ZONED R-7 WITH AN EXISTING AREA OF 19,301 SQUARE FEET. THERE IS AN EXISTING HOUSE AND DETACHED GARAGE ON THE LOT. THE EXISTING LOT WIDTH IS 106.38 FEET WHICH IS WELL OVER THE REQUIRED LOT WIDTH OF 60 FEET FOR R-7 ZONING. THE PROPERTY OWNER WOULD LIKE TO REZONE THE PROPERTY TO R-8 WHICH REQUIRES A LOT WIDTH OF 50 FEET. THIS WOULD ALLOW TWO SINGLE FAMILY RESIDENTIAL LOTS, EACH WITH A LOT WIDTH OF 53.19 FEET AND LOT AREA OVER 9,450 SQUARE FEET. THE PROPOSED LOTS WOULD BE WELL OVER THE REQUIRED LOT AREA OF 5,000 SQUARE FEET FOR THE R-8 ZONING CLASSIFICATION. THE REQUIRED BUILDING SETBACKS FOR R-7 AND R-8 ZONING CLASSIFICATION ARE THE SAME. THE PROPERTY OWNER WOULD REMOVE THE EXISTING HOUSE AND DETACHED GARAGE. TWO NEW HOUSES WITH APPROXIMATELY 2,200 SQUARE FOOT WILL BE CONSTRUCTED ON THE LOTS. THE HOUSES ARE INTENDED FOR SALE AND NOT FOR RENTAL.

INTERSTATE 64

## NOTES:

- (1) LOT IS SERVED BY CITY WATER AND SEWER.
- (2) LOT APPEARS TO LIE IN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD MAP COMMUNITY PANEL 510104 D105 F DATED 5/2/2009.
- (3) THE SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE REPORT TO DISCLOSE THE EXISTENCE OF ANY EASEMENTS AFFECTING THE PROPERTY.
- (4) ELEVATIONS SHOWN ARE REFERENCED TO CITY OF NORFOLK BENCHMARK #1379. DISC IN CONCRETE AT MARIETTA AVE. & GLENDALE DR. ELEVATION=10.02 (NAVD 85 DATUM).

## SITE DATA:

ADDRESS: 980 WIDGEON ROAD

GPIN: 1449158949

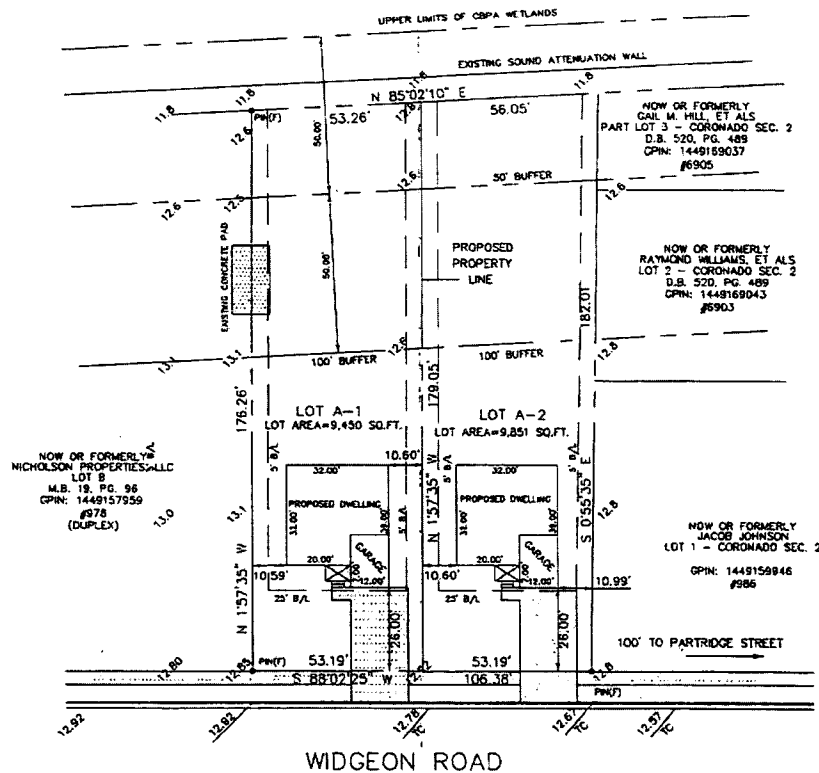
CURRENT ZONING: R-7

PROPOSED ZONING: R-8

OWNER: CHARLES A. SCHMITT  
2505 BROAD BAY ROAD  
VIRGINIA BEACH, VIRGINIA 23451  
PHONE: (757) 434-3140

## AREA TABLE:

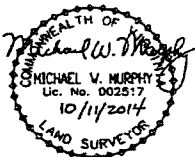
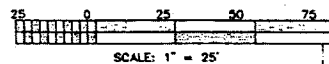
LOT	AREA
EXISTING LOT A	19,301 SQ.FT.
PROPOSED LOT A-1	9,450 SQ.FT.
PROPOSED LOT A-2	9,851 SQ.FT.

CONCEPTUAL SITE PLAN OF  
LOT A

AS SHOWN ON  
"PLAT OF PART OF SITE 18  
PLAT SHOWING SUBDIVISION OF PROPERTY  
OWNED BY JOHN M. WIDGEON & OTHERS"  
(RECORDED IN MAP BOOK 19, PAGE 96)  
NORFOLK, VIRGINIA

SCALE: 1" = 25' OCTOBER 10, 2014

MICHAEL MURPHY LAND SURVEYING  
1108 CARRIAGE COURT  
CHESAPEAKE, VIRGINIA  
PHONE: (757) 754-2145  
mm4ky@cox.net





**Kevin Hubbard Rezoning – 980 Widgeon Road**  
**Proffered Condition**

1. The site shall be resubdivided in accordance with the conceptual site plan entitled “Lot A as shown on ‘plat of part of site 18 plat showing subdivision of property owned by John M. Widgeon & others,’” as prepared by Michael Murphy Land Surveying, dated October 11, 2014, attached hereto and marked as “Exhibit A.”
2. No building permit shall be issued until a zoning certificate has been granted by the Department of City Planning, which verifies that the proposed single-family dwelling to be built on the parcel is consistent with the prevailing pattern in the neighborhood with respect to the footing, massing, scale, appearance, fenestration, roof lines and other exterior elements.



Location Map

KEVIN HUBBARD



WIDGEON ROAD

0 5 10 20  
Feet





# Zoning Map

R-7

R-7

PARTRIDGE STREET

I-64W HIGHWAY

I-64 HOV HIGHWAY

I-64 E HIGHWAY

KEVIN HUBBARD

R-7

R-7

WIDGEON ROAD

IN-1

R-8

THAXTON STREET

R-8

PARTRIDGE STREET

R-8

WOLCOTT AVENUE

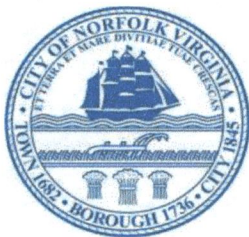
R-8

R-8

0 30 60 120 Feet







## APPLICATION CHANGE OF ZONING

Date of application:

### Change of Zoning

From:  Zoning To:  Zoning

### DESCRIPTION OF PROPERTY

Property location: (Street Number)  (Street Name)

Existing Use of Property:

Current Building Square Footage

Proposed Use

Proposed Building Square Footage

Trade Name of Business (If applicable)

### APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last)  (First)  (MI)

Mailing address of applicant (Street/P.O. Box):

(City)  (State)  (Zip Code)

Daytime telephone number of applicant ()  Fax ()

E-mail address of applicant:

### DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

**Rezoning  
Page 2**

2. Name of property owner: (Last) Schmitt (First) Charles (MI) A. (

Mailing address of property owner (Street/P.O. box): 2505 Broad Bay Road

(City) Virginia Beach (State) Virginia (Zip Code) 23451

Daytime telephone number of owner ((757) 434-3140 Fax number (( )

**CIVIC LEAGUE INFORMATION**

Civic League contact: Garnzie West, President Cornado/Inglenook Civic League

Date(s) contacted: September 6, 2014

Ward/Super Ward information: Ward 3- Alveta Green; Super Ward 7- Angelina Williams

**REQUIRED ATTACHMENTS**

- ✓ Required application fee, **\$705.00** (if check, make payable to Norfolk City Treasurer).
  - Application fee includes a non-refundable \$5 technology surcharge.
  - If accompanied with a necessary map amendment to the City's adopted general plan, *planNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- ✓ Description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

**CERTIFICATION:**

**I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:**

Print name: Charles A. Schmitt Sign: Charles A. Schmitt 1/10/13/2014  
(Property Owner or Authorized Agent Signature) (Date)

Print name: Kevin L. Hubbard Sign: Kevin L. Hubbard 1/10/14  
(Applicant or Authorized Agent Signature) (Date)

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

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(Revised July, 2013)

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AREA TABLE:	
LOT	AREA
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PROPOSED LOT A-1	9,450 SQ.FT.
PROPOSED LOT A-2	9,851 SQ.FT.

## NOTES:

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INTERSTATE 64

REF: M.B. 19, PG. 96

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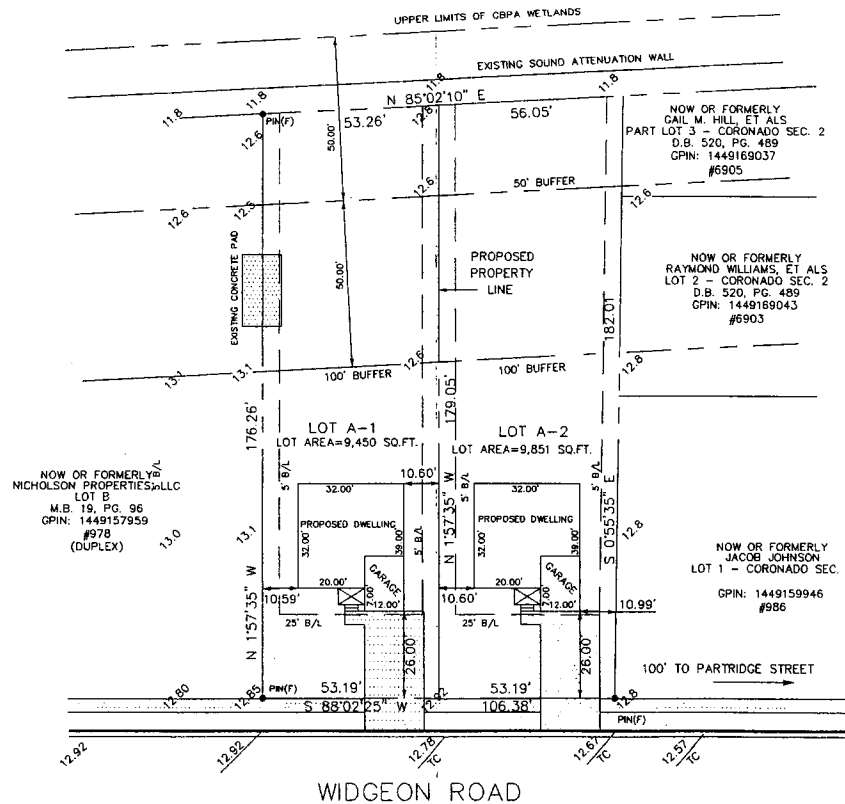
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VIRGINIA BEACH, VIRGINIA 23451  
PHONE: (757) 434-3140



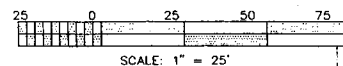
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(RECORDED IN MAP BOOK 19, PAGE 96)  
NORFOLK, VIRGINIA

SCALE: 1" = 25' OCTOBER 10, 2014

MICHAEL MURPHY LAND SURVEYING  
1108 CARRIAGE COURT  
CHESAPEAKE, VIRGINIA  
PHONE: (757) 754-2145  
mm4ky@cox.net







November 24, 2014

Garnzie West  
President, Coronado/Inglenook Civic League  
928 Widgeon Road  
Norfolk, VA 23513

Dear Mr. West,

The Planning Department has received an application for a rezoning from R-7 (Single-Family) to Conditional R-8 (Single-Family) at 980 Widgeon Road. This item is tentatively scheduled for the December 11, 2014 City Planning Commission public hearing.

**Summary**

This request would allow for the subdivision of a residential lot into two single-family lots, with both lots proposed to be 53 feet wide and directly fronting along Widgeon Road. A copy of the preliminary resubdivision plat is attached.

If you would like additional information on the request, you may contact the applicant, Kevin Hubbard, at (757) 436-0855 or you may contact me at [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov) or (757) 664-4750. A copy of the application is enclosed.

Sincerely,

Matthew Simons, CFM  
City Planner II

cc: Jim Herbst, Neighborhood Development Specialist  
[james.herbst@norfolk.gov](mailto:james.herbst@norfolk.gov) or (757) 823-4210